

December 8, 2015

ALBERTO J. TORRES
701 BRICKELL AVENUE SUITE 3300
MIAMI, FL 33131

RE: ASPR#: A2015000032

Plans:

Dear ALBERTO J. TORRES :

Below are the comments and corrections for the above-mentioned Site Plan Review, that must be addressed prior to further processing of this application. Please provide one (1) set of revised plans for applications located outside a Community Urban Center or two (2) sets of revised plans if located within a Community Urban Center and a CD containing the plans in PDF

1. Revise Site Plan (sheet A0-1) in regards to scale and patterns . Provided scale is too diminutive and does not facilitate an accurate plan review. A drawing with a scale 1/16" - 1'-0" is recommended.
2. In order to enlarge the Site Plan drawing, the "context map" picture located atop of the sheet could be reduced, its information is just illustrative and it is less relevant than site details.
3. Eliminate from the Building Data chart the references pertinent to F.A.R. Urban Center Standard regulations do not require of F.A.R. compliance.
4. Please revise Open Space calculations showed in Open Space Diagram (sheet A0-1); amount of open space calculated around parking stalls area (1,165 SF) doesn't count towards the require 10% /net area. sec.33-284.86(D).
5. Provide fenestration and glazing percentage (30%) required on building street walls along NW 115th ST. Plans show an insufficient proportion and are depicting rolling doors as the only element. Sec. 33-284.86 (B) (3).
6. Please clarify lineal patterns over the sidewalk and right-of-way; Site Plan shall provide clear dimensions for lot lines, setbacks and build-to-lines for all of the building frontages.
7. Sec.33-284.85 (a) dictates that a minimum frontage of 70% is required along of the main - front property line, considering 280.17 LF as the lot lenght along NW 7th Ave., a building frontage of 179.31 LF is required. Please revise the proposed building frontage

accordingly.

8. Please provide a property's update survey where the platted lot dimensions are shown , it will help to confirm the registered lot lengths and to applied an accurate building frontage calculation.
9. In the Zoning Data legend please indicate the proper NCUAD Urban Center land use and the proper Subdistrict: MCS - Mixed Use Special, and Core Subdistrict. Also eliminate all the references pertinent to lot coverage and F.A.R.
10. Indicate the placement and types of lighting fixtures required to illuminate roadways and parking areas, please applied standards described on Chapter 8C of Miami -Dade Code.
11. Revise proposed height for fence-gate fixture, Sec.33-284.86 (H) mandates a maximum height of seventy two (72) inches for fences located behind the build -to-line.
12. Revise provided street cross sections, they are not reflecting the correct width dimensions for sidewalks and setbacks.
13. Landscape legend chart needs revisions in regards to the required number of trees, please refer to Sec.33-284.86 (E) (2) where the code ask for 16 trees/per net acre of lot area in addition to street trees. Based in the provided lot area (1.75 acres), 48 trees are required just for the lot, this number will be increased up to 90 when the street trees are added.
14. Revise plant list : sheet (L1-2) in regards to diameter-breast-height for street trees, Urban Center standard requires six (6) inches minimum at the time of planting.
15. In the plant list : sheet (L1-2) please separate shrubs informatyion from trees details.; also revise number of proposed COSE trees , plan depicted only 21 where the list depicts 24 units.
16. Revise location and planting details for proposed street trees along NW 115 ST and NW 114ST. Plans shall describe the type of selected plating type, tree grates or tree planters are allowed.
17. Provide dimensions applied for FDOT sight triangle on NW 7th Avenue, the standard index 546 regulate a 14' feet distance from the intersection.; plans show an amplified version of this dimension.
18. The upper northwestern side of the property are lacking of the required street trees, please revise to comply.

If you wish to continue with this application please be advised that there will be a charge. Additional approvals are required from the following departments and sections: DERM, Public Works, and Fire.



Department of Regulatory and Economic Resources

☐ **Downtown Office**
111 NW 1st Street
Miami, Florida 33128
T 305-375-2800

Be advised that other Departments review your application and may have additional comments and/or deficiencies that need to be incorporated into any plan revision. You can view their comments by visiting our website at www.miamidade.gov/planzone/track/, enter your application number and open their memos by clicking on the eye icon next to each memo.

Should you have any questions please contact my office at (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to be 'Maria Cedeno', written over a horizontal line.

Maria Cedeno

